



MINUTES

**PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS
Pat Bryson Municipal Hall ~ 201 North Brushy Street
Leander, Texas**

Thursday ~ November 14, 2013 at 7:00 pm

**Place 1 Michelle Stephenson
Place 2 Joel Wixson
Place 3 Ronald Abruzzese – Chairman**

**Place 4 Sid Sokol
Place 5 Richard Allen
Place 6 Betty Saenz
Place 7 Jeff Seiler - Vice Chairman**

1. Call to Order
Meeting called to order at 7:02 pm.
2. Roll Call
All Commissioners were present.
3. Approval of Minutes:
Regular Planning & Zoning Meeting: October 24, 2013
Motion made by Commissioner Saenz to approve the minutes, seconded by Commissioner Allen. Motion passed with six votes. Commissioner Wixson abstained.
4. Director's report to P & Z Commissioners on actions taken by the City Council.
Tom Yantis, Director of Development Services, reported on actions that were taken by the City Council at their November 7th, 2013 meeting, on items that were recommended from the P & Z Commission.
5. Citizen Communications - Three (3) minutes of time is allowed, per speaker
No citizens wished to speak.

Public Hearing

6. Subdivision Case 11-FP-011: Hold a public hearing and consider action on the Vista Ridge, Phase 2B Final Plat for 7.547 acres more or less; WCAD Parcel R032169; generally located approximately 1,200 feet from the southwest of the intersection of Vista Ridge Drive and Bagdad Road; Leander, Williamson County, Texas. Applicant/Agent: Troy Ulmann, P.E. on behalf of 2012 Vista Ridge, LLC.

a) Staff Presentation

Martin Siwek, Planner, stated that staff reviewed the request and it has staff approval with conditions.

b) Applicant Presentation

Kenny Watkins was present for questions

c) Open Public Hearing

**Chairman Abruzzese opened the public hearing.
No one wished to speak.**

d) Close Public Hearing

Chairman Abruzzese closed the public hearing.

e) Discussion

No discussion took place.

f) Consider Action

Vice Chairman Seiler moved to approve with staff recommendation, Commissioner Sokol seconded the motion. Motion passed unanimously.

7. Subdivision Case 13-FP-009: Hold a public hearing and consider action on the Borho, Phase 1 Final Plat for 19.917 acres more or less; WCAD Parcel R031532; generally located to the east of the intersection of CR 179 and CR 175/Sam Bass Road; Leander, Williamson County, Texas. Applicant/Agent: James Huffcut, Jr., PE (Pape-Dawson) on behalf of Meritage Homes of Texas, LLC.

a) Staff Presentation

Martin Siwek, Planner, stated that staff reviewed the request and it has staff approval with conditions listed in the executive summary.

b) Applicant Presentation

James Huffcut, Jr. was present for questions.

c) Open Public Hearing

**Chairman Abruzzese opened the public hearing.
No one wished to speak.**

d) Close Public Hearing

Chairman Abruzzese closed the public hearing.

e) Discussion

No discussion took place.

f) Consider Action

Commissioner Sokol moved to approve with staff recommendation, Commissioner Stephenson seconded the motion. Motion passed unanimously.

8. Subdivision Case 13-SFP-003: Hold a public hearing and consider action on the Boulders at Crystal Falls, Phase VI Short Form Final Plat for 4.978 acres more or less; WCAD Parcels R435288 and R031805; generally located to the southeast of the intersection of North Lakeline Boulevard and Crystal Falls Parkway; Leander, Williamson County, Texas. Applicant/Agent: Kurt M. Prossner, PE on behalf of Shops at Crystal Falls, LLC.

a) Staff Presentation

Robin Griffin, Senior Planner, stated that staff reviewed the request and it has staff approval with conditions listed in the executive summary.

b) Applicant Presentation

Kurt M. Prossner was present for questions.

c) Open Public Hearing

**Chairman Abruzzese opened the public hearing.
No one wished to speak.**

d) Close Public Hearing

Chairman Abruzzese closed the public hearing.

e) Discussion

No discussion took place.

f) Consider Action

Commissioner Wixson moved to approve with staff recommendation, Commissioner Allen seconded the motion. Motion passed unanimously.

9. Plat Vacate Case 13-PV-001: Hold a public hearing and consider action on the vacation of the G&P Subdivision for 10.001 acres more or less; WCAD Parcels R475132 and R475133; generally located approximately 1700 feet to the west of the intersection of Ronald W. Reagan Blvd & CR 179 on the north side of CR 179 Leander, Williamson County Texas. Applicant: Kevin Flahive (Ambrust & Brown, PLLC) on behalf of Catalina Ranch, LLC

a) Staff Presentation

Robin Griffin, Senior Planner, stated that staff reviewed the request and it has staff approval.

b) Applicant Presentation

No applicant was present.

c) Open Public Hearing

**Chairman Abruzzese opened the public hearing.
No one wished to speak.**

d) Close Public Hearing

Chairman Abruzzese closed the public hearing.

e) Discussion

No discussion took place.

f) Consider Action

**Vice Chairman Seiler moved to approve with staff recommendation,
Commissioner Stephenson seconded the motion. Motion passed
unanimously.**

10. Subdivision Case 13-TOD-S1-001: Hold a public hearing and consider action on Michelle/Tylerville/Oak Creek Subdivision Stage I/Concept Plan, for 150.9 acres more or less; WCAD Parcels R031720, R395875, and R031699, generally located to the southwest of the intersection of South San Gabriel Parkway and N US 183; Williamson County, Texas. Applicant: Mark Baker on behalf of Robert Wunsch (Waterstone Tylerville, LP) and Tom Rielly (Sentinel/Cotter Leander, LLC).

a) Staff Presentation

Robin Griffin, Senior Planner, stated that staff reviewed the request and it has staff approval.

b) Applicant Presentation

David Nairne was present for questions.

c) Open Public Hearing

**Chairman Abruzzese opened the public hearing.
Doug (last name provided) Had questions
Dr. Frank Stiles – Had questions
Eric Runford – Had questions
Gunter Sobahr – Had questions**

d) Close Public Hearing

Chairman Abruzzese closed the public hearing.

e) Discussion

Some discussion took place.

f) Consider Action

**Commissioner Stephenson moved to approve with staff
recommendation, Commissioner Wixson seconded the motion.
Motion passed unanimously.**

11. Zoning Case 13-Z-020: Hold a public hearing and consider action on the rezoning of a tract of land located 14801 and 14751 Ronald Reagan Blvd; generally located 2,400 feet south of the intersection of CR 179 and Ronald Reagan Blvd on the west side of Ronald Reagan Blvd; 40.717 acres more or less out of the Walter Campbell Survey Abstract #3; WCAD Parcels #R514458, R332409, R485236, R312324 and R337839. Currently, the property is zoned interim SFR-1-B (Single-Family Rural) and MF-2-B (Multi-Family). The property is proposed to be zoned PUD (Planned Unit Development), Leander, Williamson County, Applicant: Rhett Dawson on behalf of Frost National Bank, Patrick Hardy Dudgeon, McGraw Minerals, LTD and John L. Robertson, Michael and Reba Beck.

a) Staff Presentation

Robin Griffin, Senior Planner, discussed request & surrounding land uses.

b) Applicant Presentation

Rhett Dawson was present for questions.

c) Open Public Hearing

Chairman Abruzzese opened the public hearing.

d) Close Public Hearing

Chairman Abruzzese closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Wixson moved to approve the zoning request PUD (Planned Unit Development) Commissioner Saenz seconded the motion. Motion passed unanimously.

12. Zoning Case 13-Z-021: Hold a public hearing and consider action on the rezoning of seven parcels located 1225 CR 271 and 1255 CR 271, 1601 and 1515 E Woodview Drive; generally located 1,000 feet east from the northeast corner of the intersection of Hwy 183A and E. Woodview Drive; 66.12 acres more or less; Parcels #R031260, R031259, R432795, R432796, R031261, R433136, R031257. Currently, the property is zoned interim SFR-1-B (Single-Family Rural) and interim SFS-2-B (Single-Family Suburban). The property is proposed to be zoned SFC-2-A (Single Family Compact), Leander, Williamson County, Texas. Applicant: Joseph R. Hoover on behalf of Pearson, Samuel & Ida Nell Family Trust, BW & Carlene Pruett Family Trust & Samuel & Ida Nell Family Trust and Pruett BW Jr. Trust & Carlene Pruett Trust of the BW & Carlene Pruett Family Trust, BW & Carlene Pruett Family Trust & Samuel & IDA Nell Pearson Family Trust.

a) Staff Presentation

Robin Griffin, Senior Planner, discussed request & surrounding land uses.

b) Applicant Presentation

Rod Madden was present for questions.

c) Open Public Hearing

Chairman Abruzzese opened the public hearing.

Jean Henthorne – against on card (not against at meeting)

Ron Davis – against

d) Close Public Hearing

Chairman Abruzzese closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Vice Chairman Seiler moved to approve the zoning request SFC-2-A (Single Family Compact) Commissioner Stephenson seconded the motion. Motion passed unanimously.

13. Zoning Case 13-Z-022: Hold a public hearing and consider action on the rezoning of a parcel located 100 Terry Lane, generally located at the southeast corner of the intersection of CR 279 and Terry Lane; 7.1 acres more or less; Parcel #R433342. Currently, the property is zoned interim SFR-1-B (Single-Family Rural). The property is proposed to be zoned LI-4-C (Light Industrial) and LI-5-C (Light Industrial); Leander, Williamson County, Texas. Applicant: Kenneth L and Linda Bartlett on behalf Providence Motors LLC.

a) Staff Presentation

Robin Griffin, Senior Planner, discussed request & surrounding land uses.

b) Applicant Presentation

Kenneth Bartlett was present and answered questions.

c) Open Public Hearing

Chairman Abruzzese opened the public hearing.

Alynette Farley - against

Gloria De Santiago - against

Terry MacConnell – against

d) Close Public Hearing

Chairman Abruzzese closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Sokol moved to deny the zoning request LI-4-C (Light Industrial) and LI-5-C (Light Industrial) Vice Chairman Seiler seconded the motion. Motion passed unanimously.

14. Zoning Case 13-Z-023: Hold a public hearing and consider action on the rezoning of eleven parcels located 8761 and 8771 RM 2243, generally located $\frac{3}{4}$ of a mile east of the intersection of Hwy 183A and RM 2243, adjacent to the south side of RM 2243; 85.037 acres more or less; Parcels #R031304, R031369, R031370, R031371, R432798, R433132, R383410, R031305, R031368, R031303, R031302. Currently, the property is zoned interim SFR-1-B (Single-Family Rural) and interim SFS-2-B (Single Family Suburban). The property is proposed to be zoned SFE-2-B (Single Family Estate) and SFU-2-B (Single Family Urban) Leander, Williamson County, Texas. Applicant: Brian Birdwell on behalf of Weldon Stephen and Tammy Walker, and NK Land Investments LLC.

a) Staff Presentation

Martin Siwek, Planner, discussed request & surrounding land uses.

b) Applicant Presentation

Brian Birdwell was present for questions and explained some about the purpose of the rezoning

c) Open Public Hearing

Chairman Abruzzese opened the public hearing.

Jean Henthorne – against on card (not against at meeting)

Ron Davis - against

d) Close Public Hearing

Chairman Abruzzese closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Vice Chairman Seiler moved to approve the zoning request from SFE-2-B (Single Family Estate) and SFU-2-B (Single Family Urban) to SFE-2-A (Single Family Estate) and SFU-2-A (Single Family Urban) Commissioner Wixson seconded the motion. Motion passed unanimously.

15. Comprehensive Plan Implementation – Priority #2: Update the Roadway Plan to Incorporate all Planned Pedestrian and Bicycle Corridors. City of Leander Planning Department.

a) Staff Presentation

Robin Griffin, Senior Planner, discussed the proposed update to the Roadway Plan

b) Discussion

The Commission discussed the proposed updates and asked questions about the Roadway Plan.

The Commission requested additional information on trail standards, the width of trails, the possibility of separating pedestrians from bicycles on trails using striping and signage, standard wayfinding and regulatory signage for trails, trail mile markers and pet refuse bags along trails.

The final revisions to the Roadway Plan will be presented at a joint work session between Council and P&Z in February.

c) Consider Action

No action was taken

16. Comprehensive Plan Implementation – Priority #3: Review City Ordinance Provisions Related to the Protection of Trees, Riparian Corridors, Natural Features and Resources. City of Leander Planning Department.

a) Staff Presentation

Tom Yantis, Director of Development Services, discussed the proposed updates to City ordinances related to Protection of Trees, Riparian Corridors, Natural Features and Resources.

b) Discussion

The Commission discussed the current ordinance provisions and asked questions and gave direction to staff related to proposed revisions.

The Commission was interested in strengthening the City's protection of trees, especially for single-family residential development.

The Commission was interested in enhancing the City's ordinances related to water conservation including limits on turf grass, incentives for drought tolerant and Firewise landscapes. The Commission also requested information on options for encouraging rainwater harvesting and the use of gray water for landscape irrigation. The Commission requested information on activities that are exempt from watering restrictions during drought conditions (i.e. construction activity and new lawns).

The Commission discussed protections for riparian corridors and requested that staff research applicable protections in other jurisdictions. The Commission specifically requested enhancements to the ordinances relating to the design of drainage structures to ensure that drainage structures (retention, detention and water quality ponds) are designed as amenities and do not create visual blight.

c) Consider Action

No action was taken

17. Meeting adjourned at 10:20 pm

Chair, Abruzzese

ATTEST:

Ellen Pizalate, P & Z Secretary